

COMM 325 FT E OF NW COR OF SEC F  
154 FT, S 190.44 FT, W 151.50 FT  
TO POB. (AKA LOT 4 BLOCK L PICCA

HOSFORD CAROLYN M  
254 SW QUINCY TERRACE  
LAKE CITY, FL 32024

2025

25-4S-16-03153-055



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	2,858		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 0								
Heated Area: 1556 HX Base Yr											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/21/2023	MLU							
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		167,495	
TOTAL MARKET OB/XF VALUE		5,016	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		195,011	
SOH/AGL Deduction		99,017	
ASSESSED VALUE		95,994	
TOTAL EXEMPTION VALUE	WX HX HB	55,722	
BASE TAXABLE VALUE		40,272	
TOTAL JUST VALUE		195,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050485	Roof Replacement	19,034	08/01/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/706	8/26/2021	LE U		I	14	0

GRANTOR: HOSFORD CAROLYN M  
GRANTEE: HOSFORD CAROLYN M

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W54 S26 E29 FOP= S8 E16N8 W16\$ E33 FGR= E22 N19 UST= N7 W17 S7 E17\$ W17 N7 W5S26\$ N19 FST= N7 W8 S7 E8 \$ W8N7\$ FSP= N14 W21 PTO= W18 S14 E18 N14\$ S14 E21\$.	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	12	94	1,128.00	UT	2.00	100	1993	1993	3	100	2,256	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	100	1993	1993	3	100	1,260	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF	1190.00	153.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							